



17 Edwin Street, Boston, PE21 8TF
Asking price £100,000

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A well-proportioned two-bedroom mid-terrace property offering approximately 653 sq. ft. (60.7 sq. m.) of accommodation arranged over two floors. The home features two reception rooms, a fitted kitchen, a ground floor bathroom, and two spacious double bedrooms to the first floor, together with an additional room ideal as a dressing room, nursery, home office or single bedroom). With its traditional character, practical layout and excellent scope for personalisation, this property would make an ideal first-time purchase, buy-to-let investment or family home. The property has also had a new roof 2 years ago.



Reception Room One

10'4" x 11'3" (3.15m x 3.45m)

A bright front reception room with a large window providing excellent natural light, offering a comfortable space for relaxing or entertaining.

Reception Room Two

10'4" x 11'4" (3.16m x 3.46m)

A spacious second reception room positioned centrally within the home, ideal as a dining room or additional living area with access to the staircase and kitchen.

Kitchen

5'4" x 9'11" (1.65m x 3.04m)

A fitted kitchen with worktop space and room for essential appliances, conveniently located adjacent to the bathroom.

Bathroom

5'8" x 6'11" (1.73m x 2.13m)

A ground floor bathroom fitted with a bath, wash basin and WC, serving the home with a practical layout.

Bedroom One

10'4" x 11'5" (3.16m x 3.49m)

A good sized double bedroom positioned to the front of the property with ample space for freestanding furniture.

Bedroom Two

10'6" x 11'5" (3.21m x 3.49m)

A spacious rear double bedroom offering comfortable accommodation with room for wardrobes and additional furnishings.

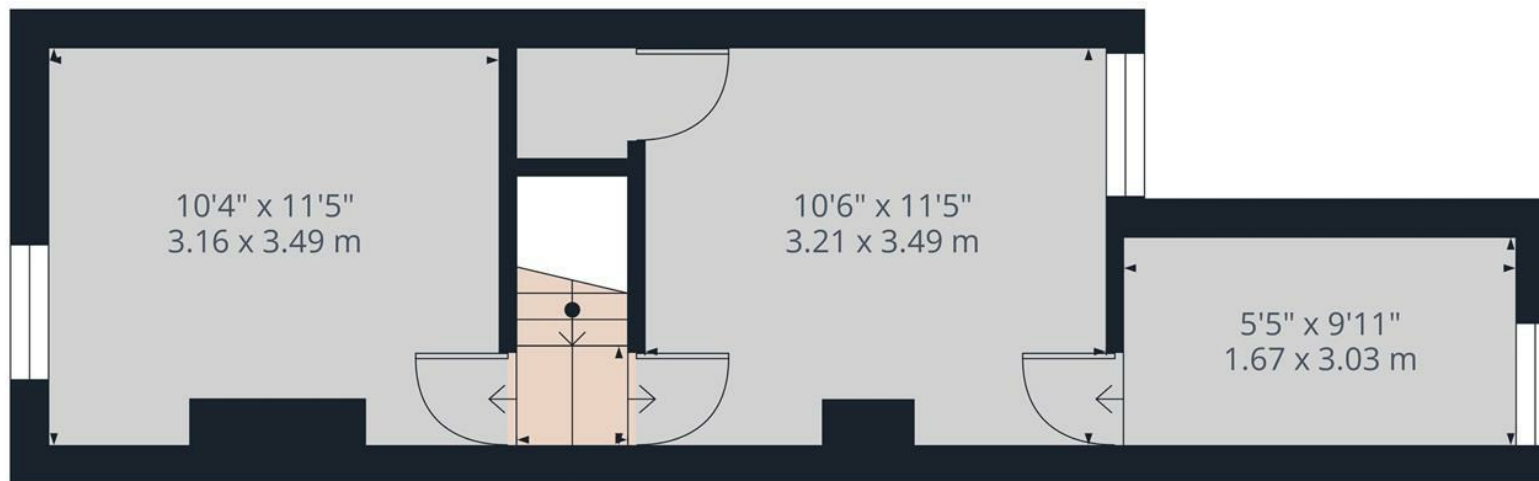
Bedroom Three

5'5" x 9'11" (1.67m x 3.03m)

A versatile additional room ideal for use as a home office, nursery, dressing room or bedroom.







Landing
2'4" x 2'8"
0.72 x 0.83 m



Floor 1

Approximate total area⁽¹⁾

304 ft²

28.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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